



# FOR LEASE: OFFICE/RETAIL

6340 Mae Anne Ave.  
Reno, NV 89523  
\$1.30/SF NNN

## Property Information

SF  
Maximum Contiguous Area Available: 6,624 SF  
Suite 1: 2,800 SF  
Suite 3: 2,182 SF  
Suite 4: 2,260 SF  
Suite 5: 2,182 SF

## PRICE

\$1.30 per SF per Month; Triple Net Lease

## FEATURES

- Excellent Parking
- Well Maintained Common Area
- Shell Building Condition
- Zoned NC

## AREA

The center is located amidst a plethora of rooftops.  
Traffic counts range from 6,000 to 15,000 vehicles per day.



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although KimberRidge Commercial Real Estate has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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**6340 Mae Anne Ave.**

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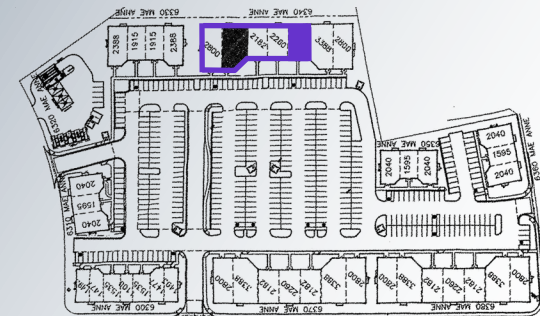
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**Area**

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**Suite 5 Recently Improved  
Warm Shell Condition**

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